

**Approved**  
**Board of Assessors Minutes**  
**Wednesday, August 18, 2021**  
**Monson, MA 01057**

**Present:** Ronald Avery, Jr., Chairman; Russell Bressette, Jr., Member, Christopher Haley, Member, Consultant, Roy Bishop, Maryann Wilkinson, Principal Assessor.

The meeting was called to order by Mr. Avery, Jr. at 10:00am.

**Preliminary Sales Review:** Assessor's consultant, Roy Bishop presented an initial sales analysis of real estate sales of residential classes of property.

2020 valid (arms-length sales) in Monson by class:

<u>Class/Description</u>	<u># of valid sales</u>	<u>2020 Median</u>
101 - Single-family home	73	.90
102 - Condominium	4	.96
104 - 2-family home	1	.77
Land	8	1.27

At the direction of the Board, Mr. Bishop will work toward a target ASR of .98 for residential property. The final decision to be made by the Board of Assessors is how much each property class will rise or fall in assessment to meet sale prices.

Mr. Bishop will review commercial values with an eye toward understanding what impact was felt by Monson businesses due to the pandemic. Information was provided to the board regarding the new method of valuing utility companies as required by the DOR.

**Minutes:** Mr. Bressette, Jr. made a motion to approve the draft open session minutes of July 21, 2021. Mr. Haley seconded. Mr. Avery, Jr., Yes; Mr. Bressette, Jr., Yes; Mr. Haley, Yes. Motion passed 3-0.

**Office Update:** Mr. Haley has been qualified by the Division of Local Services to classify property with the completion of DOR 101 modules '0' and '4'. Ms. Wilson has also started her DOR 101 coursework. Ms. Wilkinson plans to attend DLS's "What's New in Municipal Law" seminar in Holyoke on September 30<sup>th</sup>. Board members may also choose to attend. Registration is required.

**Administrative:** none

**Chapterland applications:** 5 - Chapter 61, 23 - Chapter 61B applications

Mr. Bressette, Jr. made a motion to grant fiscal year 2023 Chapter 61 applications #1 - #5 which have been found by office staff to meet all requirements of Chapter 61. Mr. Haley seconded. All in favor. Motion passed 3-0.

The Chairman signed Forest Certificates on Granted Chapter 61 applications.

Mr. Bressette, Jr. made a motion to grant fiscal year 2023 Chapter 61B applications #1 - #23 which have been found by office staff to meet all requirements of Chapter 61B. Mr. Haley seconded. All in favor. Motion passed 3-0.

**Continued:**

The board reviewed fiscal year 2022 Chapter 61B application #FY22-61B-1. Mr. Bressette, Jr. requested Ms. Wilkinson consult with DLS law regarding subsequent ownership as relates to Chapter 61B applications. Mr. Avery, Jr., and Mr. Haley joined in that request. The Board took no action on FY2022 Chapter 61B application #FY22-61B-1.

The record of Vote of Chapter 61 and Chapter 61B applications are attached to these minutes.

**Correspondence:** Notification of sale of Chapterland with signed and recorded affidavit of continuance. Parcel 076-001; 125 Lower Hampden Road. The Board took no action.

**Schedule next meeting:** tentative: August 26th @ 5:30pm and tentative: September 15<sup>th</sup> @ 4:30.

**Executive Session:** Mr. Bressette, Jr. made a motion at 11:32am to go into executive session pursuant to MGL Ch 30A Section 21a (7) and to return to open session only to record any votes, sign reports generated by the votes and adjourn. Mr. Haley seconded.

The following roll call was taken: Mr. Bressette, Jr., Yes; Mr. Haley, Yes; Mr. Avery, Jr., Yes  
Motion passed 3-0.

The Board returned to Open Session at 12:19pm to record the following votes:

The vote of the Board on: Motor Vehicle excise applications:

Denied Motor Vehicle abatements:

Levy 2020 Bill #9580	Reason: No supporting documents
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Granted Motor Vehicle abatements:

Levy 2021 MVE Abatement certificates numbered 189 to 204

The Board signed the following MVE Abatement Reports: Levy 2021 - \$1,167.48

Mr. Bressette, Jr. made a motion to adjourn. Mr. Haley seconded. All in favor.  
Motion passed 3-0.

Meeting adjourned at 12:22pm

Respectfully submitted,  
Maryann Wilkinson

Documents reviewed: Preliminary sales review and utility valuation information, draft minutes; 5 Chapter 61 applications, 23 Chapter 61B applications and Levy 2021 MVE abatement report.

\*Vote of Chapter 61, 61B and Chapter 61A and Statutory Exemption applications are attached to these minutes.

#	Parcel ID	Location	Owner	Total Acres	Req Acres	Exc. Acres	Chapter	BOA Action
1	011-003A	151 Upper Hampden Rd	DelBene	34.2	31.9	2.3	61	Granted
2	020-010	248 Butler Rd	Gulbrandson	45	41.68	3.32	61	Granted
3	004-088	Lakeshore Dr	Koziol	0.29	0.29	0	61	Granted
3 cont	004-103	Lakeshore Dr		0.33	0.33	0	61	Granted
3 cont	004-104	32 Pulpit Rock Rd		1.41	0	1.41	61	n/a*
3 cont	004-107	50 Lakeshore Dr		0.37	0.37	0	61	Granted
3 cont	004-108	54 Lakeshore Dr		0.47	0.47	0	61	Granted
3 cont	004-109	56 Lakeshore Dr		0.55	0.55	0	61	Granted
3 cont	004-110	58 Lakeshore Dr		0.55	0.55	0	61	Granted
3 cont	004-128	Lakeshore Dr		30.5	30.5	0	61	Granted
3 cont	005-002	Lakeshore Dr		7.17	7.17	0	61	Granted
3 cont	005-002B	7 Brookside Rd		1.16	1.16	0	61	Granted
3 cont	005-002C	Pulpit Rock Rd		1.38	1.38	0	61	Granted
4	024-002	195 Reimers Rd	Richmond	166.24	164.7	1.5	61	Granted
5	070-006	73 Stebbins Rd	Templeman	40.24	37.44	2.8	61	Granted
5 cont	070-012	Upper Palmer Rd		39	39	0	61	Granted
Vote of Chapter 61B applications								
#	Parcel ID	Location	Owner	Total Acres	Req Acres	Exc. Acres	Chapter	BOA Action
1	038-004	154 Butler Rd	Rd Realty Tr	27.03	24.71	2.32	61B	Granted
2	027-017	Silver St	Booker	57.31	57.31	0	61B	Granted
3	016-002	437 Lower Hampden Rd	Bowers-Kane	171.29	169.9	1.38	61B	Granted
4	080-004	175 Bumstead Rd	Cardano	49.11	44.11	5	61B	Granted
5	018-010	Hospital Rd	Comparetto	28.5	28.5	0	61B	Granted
6	144-006	Moulton Hill Rd	Defoe	10.02	10.02	0	61B	Granted
7	141-008E	227 Wales Rd	Dietz	10.16	8.78	1.38	61B	Granted
8	108-016	250 Palmer Rd	Gross	82	80.63	1.37	61B	Granted
9	078-001	17 Old Stagecoach Dr	Gonzalez	14.25	12	2.25	61B	Granted
10	002-021	Maxwell Rd	Gustafson	52.91	52.91	0	61B	Granted
11	139-002	76 Blanchard Rd	Haley	22.87	21.49	1.38	61B	Granted
12	037-006	109 Butler Rd	Harrington	71	68	3	61B	Granted
13	138-014B	Old Wales Rd	Hatch	33.39	33.39	0	61B	Granted
14	137-020	53 Munn Rd	Hatch	64.88	62.58	2.3	61B	Granted
15	086-011	36 Fern Hill Rd	Hooton	46.47	45.09	1.38	61B	Granted
15 cont	127-A001	Fern Hill Rd		13.01	13.01	0	61B	Granted
16	036-013	27 Butler Rd	Kortekamp	3.77	2.77	1	61B	Granted
16 cont	035-006E	Butler Rd		5.54	5.54	0	61B	Granted
17	039-001	Butler Rd	Mushenko	15.12	15.12	0	61B	Granted
18	129-027	167 1/2 Palmer Rd	Piette	37.5	36.12	1.38	61B	Granted
19	028-007	219 Wilbraham Rd	Quirk	10.7	9.29	1.41	61B	Granted
20	103-002	69 Peck Bros Rd	Ridz	156	154.6	1.38	61B	Granted
21	150-024	26 Town Farm Rd	Roberts	9.09	7.71	1.38	61B	Granted
22	142-006	102 Moulton Hill Rd	Royce Trust	39.66	32	7.66	61B	Granted
23	098-007	5 Bumstead Rd	Shaw	40	40	0	61B	Granted

Vote of Chapter 61A Applications								
#	Parcel ID	Location	Owner	Total Ac	Req Acres	Exc. Ac	Chapter	BOA Action
1	014-001	Lower Hampden Rd	Kruger	23.1	23.1	0	61A	Granted
1 cont	015-002	Lower Hampden Rd		40	40	0	61A	Granted
1 cont	016-003	415 Lower Hampden Rd		13.54	11.54	2	61A	Granted
1 cont	016-004A	Lower Hampden Rd		10.49	10.49	0	61A	Granted
2	141-009	79 Moulton Hill Rd	Ouellette	52.98	51.6	1.38	61A	Granted
3	090-002	Macomber Rd	Plante	86.21	74.21	12	61A	Granted

### Vote of Statutory Exemptions

#	Parcel ID	Location	Clause	Vote
22-1	167-002Y	44 Old Reed Rd	22	Granted
22-2	080-007	157 Bumstead Rd	22	Granted
22-3	024-004A	253 Reimers Rd	22	Granted
22-4	073-003A	53 Wilbraham Rd	22	Granted
22-5	078-012E1	74 Bogan Rd	22	Granted
22-6	112-820	46 Palmer Rd Unit 20	22	Granted
22-7	094-112	16 Mill St	22	Granted
22-8	069-026	127 Stebbins Rd	22	Granted
22-9	099-003	41 Stafford Rd	22	Granted
22-10	048-002	94 Reimers Rd	22	Granted
22-11	167-002Q	10 Old Reed Rd	22	Granted
22-12	123-002B	244 Cedar Swamp Rd	22	Granted
22-13	078-001J	19 Old Stagecoach Dr	22	Granted
22-14	005-041	176 Silver St	22	Granted
22-15	115-084	20 Park Av	22	Granted
22-16	129-005	174 Palmer Rd	22	Granted
22-17	027-011A	68 Silver St	22	Granted
22-18	037-007	119 Butler Rd	22	Granted
22-19	112-016	7 Betty Jean Dr	22	Granted
22-20	123-002M1	38 Ayers Rd	22	Granted
22-21	131-008	37 Beebe Rd	22	Granted
22-22	016-002	437 Lower Hampden Rd	22	Granted
22-23	111-057	13 Country Club Hgts	22	Granted
22-24	094-039	3 Margaret St	22	Granted
22-25	049-001E	30 Nieske Rd	22	Granted

22-26	132-001	96 Brimfield Rd	22	Granted
22-27	150-014	137 Brimfield Rd	22	Granted
22-28	030-012N	31 Zuell Rd	22	Granted
22-29	157-003A	3 Pond Rd	22	Granted
22-30	022-006	100 Maxwell Rd	22	Granted
22-31	114-019	9 Washington	22	Granted
22-32	150-012	145 Brimfield Rd	22	Granted
22-33	115-039	17 Cushman St	22	Granted
22-34	112-803	46 Palmer Rd Unit 3	22	Granted
22-35	111-058	9 Country Club Heights	22	Granted
22-36	148-001B	127 Town Farm Rd	22	Granted
22-37	131-050	62 Beebe Rd	22	Granted
22-38	086-015	14 Fern Hill Rd	22	Granted
22-39	118-011	11 Stafford Rd	22	Granted
22-40	069-024	129 Stebbins Rd	22	Granted
22-41	004-106	48 Lakeshore Dr	22	Granted
22-42	003-048	103 Lakeshore Dr	22	Granted
22-43	129-011	188 Palmer Rd	22	Granted
22-44	070-006	73 Stebbins Rd	22	Granted
22-45	128-012	234 Palmer Rd	22	Granted
22-46	011-004	142 Upper Palmer Rd	22	Granted
22-47	131-012	59 Crest Rd	22	Granted
22-48	048-008	100 Reimers Rd	22	Granted
22-49	043-007	144 Maxwell Rd	22	Granted
22-50	112-043	18 Brimfield Rd	22	Denied
22A-1	037-006	109 Butler Rd	22A	Granted
22D-1	002-004	324 Silver St	22D	Granted
22D-2	094-130	26 Flynt Ave	22D	Granted
22E-1	112-010J	66 Bethany Rd	22E	Granted
22E-2	021-022	122 Maxwell Rd	22E	Granted
22E-3	115-011	11 Green St	22E	Granted
22E-4	093-001Q	15 Longview Dr	22E	Granted
22E-5	123-002J	25 Ayers	22E	Granted
22E-6	128-008	224 Palmer Rd	22E	Granted
22E-7	107-010	8 Silva St	22E	Granted
22E-8	011-003	143 Upper Hampden Rd	22E	Granted
22E-9	114-077	40 State St	22E	Granted
22E-10	167-002X	32 Old Reed Rd	22E	Granted
22E-11	084-004	341 Stafford Rd	22E	Granted
22E-12	125-001	167 Stafford Hollow Rd	22E	Granted
22E-13	072-008	4 Homer Dr	22E	Granted
22E-14	128-040	174 Town Farm Rd	22E	Granted

22E-15	129-016	185 Palmer R	22E	Granted
22E-16	095-010	40 Washington St	22E	Granted
37A-1	140-001C	179 Wales Rd	37A	Granted
41C-1	094-121	7 Flynt Av	41C	Granted
41C-2	094-144	25 High St	41C	Granted
41C-3	004-056	164 Thayer Rd	41C	Granted
41C-4	106-004	149 Stafford Hollow Rd	41C	Granted
41C-5	129-033	126 Town Farm Rd	41C	Granted
41C-6	100-007A	102 Stafford Rd	41C	Granted
41C-7	115-102	4 Carpenter Rd	41C	Granted
41C-8	114-079	48 State St	41C	Granted
42-1	075-005	73 Paradise Lake Rd	42	Granted